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DEEDS 1/2

This instrument was prepared by:
Emily R. Siniard, Esq.
McMichael and Gray, P.C.
400 Franklin Street
Huntsville, Alabama 35801
Const-220199

Send tax notice to:
SDH Birmingham LLC
Attn: Edward Kleid
110 Village Trail, Suite 215
Woodstock, GA 30188

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **Twenty Five Thousand Three Hundred and 00/100 Dollars (\$25,300.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged **Heritage Land Venture I, LLC**, a Florida limited liability company (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **SDH Alabama, LLC**, a Georgia limited liability company (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 1 according to the Springs Crossing Commercial Sector 1, as recorded in Map Book 50, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Incorporation and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

In Witness Whereof, the said Grantor, by Elizabeth Whitman Merkle, its Manager, who is authorized to execute this conveyance, has hereunto set its signature and seal this 8 day of February, 2022.

Heritage Land Venture I, LLC
a Florida limited liability company,

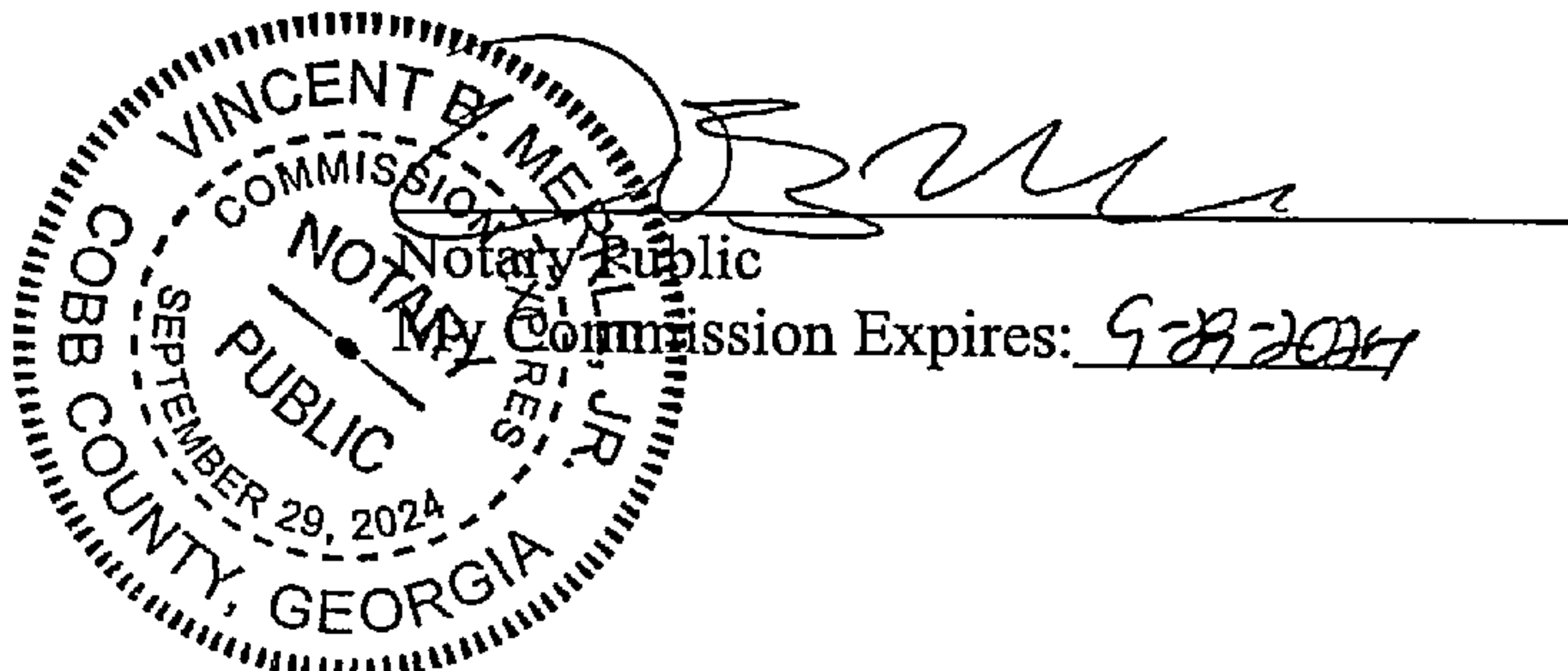
By: [Signature] [SEAL]
Name: Elizabeth Whitman Merkle
Title: Manager

STATE OF GEORGIA

COUNTY OF COBB

I, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Whitman Merkle, whose name as Manager of Heritage Land Ventures I, LLC, a Florida limited liability company, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 8th day of February, 2022



Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 110 Village Trail, Suite 215, Woodstock, GA 30188
Grantee's Address: 3067 Grasslands Drive, Lakeland, FL 33803
Property Address: Lots 1, Springs Crossing Subdivision, Shelby County, AL
Property Value: \$25,300.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2022 04:18:31 PM
\$50.50 CHARITY
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[Signature]